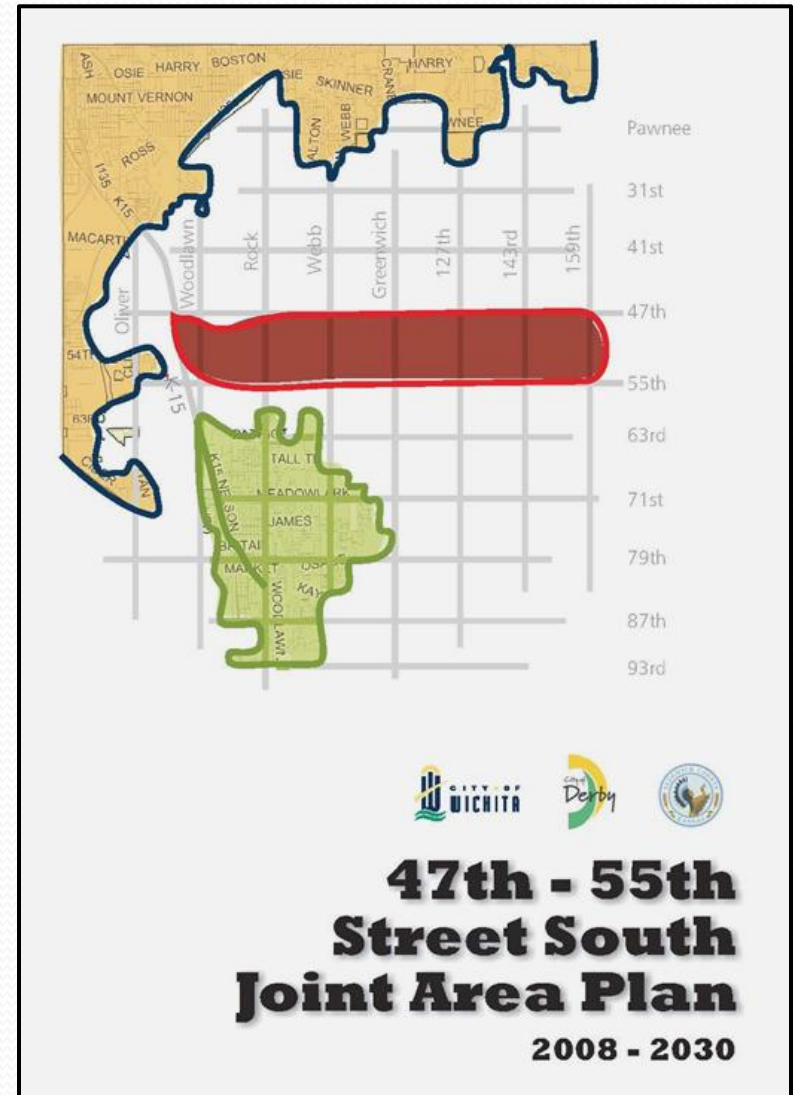
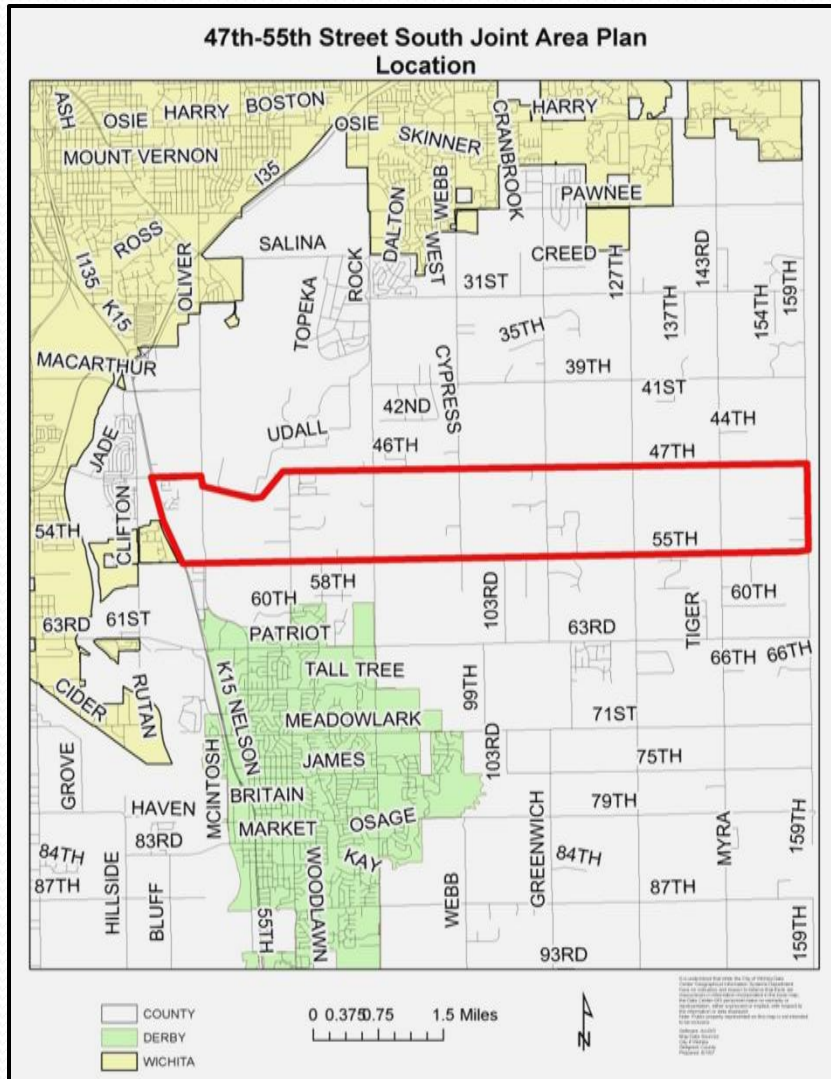


# 47th - 55th Street South Joint Area Plan

Wichita City Council Workshop  
April 22, 2008





## WHAT ARE WE DOING?

Derby, Wichita, and Sedgwick County are working together to collaborate and coordinate planning efforts for the potential future extension of services should further development expand into this area over the next 20 years.

Plan Area = Between 47th & 55th St. South, & K-15 to 159th St. East

# Plan Purpose

- ❖ Develop a tri-jurisdictional land use plan for Derby, Wichita, and Sedgwick County
- ❖ Determine the anticipated/desired future land use pattern that reflects the most efficient, future delivery of urban municipal services
- ❖ Serve as a basis for redefining the current 2030 urban growth areas for Derby and Wichita
- ❖ Lead to possible modifications to the current water agreement between Wichita and Derby regarding the provision and delivery of future water services in the plan area.

# Plan Steering Committee Members

## Steering Committee

❖ Eric Tauer	Derby Planning Commission
❖ Keith Volz	Derby Planning Commission
❖ Nelson Van Fleet	Wichita-Sedgwick County MAPC
❖ Darryl Downing	Wichita-Sedgwick County MAPC
❖ Sue Schlapp	Wichita City Council (District II)
❖ Chuck Warren	Derby City Council
❖ Gwen Welshimer	Sedgwick County Commission (District 5)

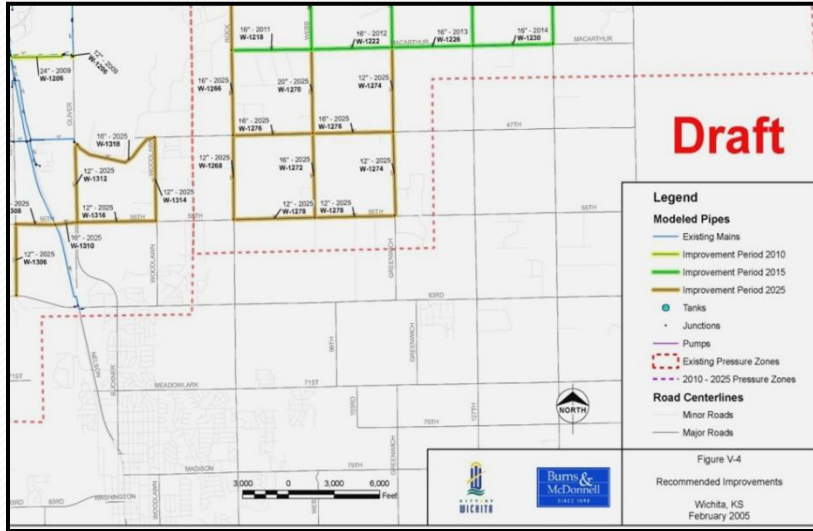
## Technical Committee

❖ John Schlegel	MAPD Planning Director
❖ Don Losew	Derby Planning Director
❖ Kathy Sexton	Derby City Manager
❖ Scott Moore	Wichita Assistant City Manager
❖ David Warren	Wichita Water Utilities
❖ Chris Carrier	Wichita Public Works
❖ Charlie Brown	Derby Community Development
❖ David Spears	Sedgwick County Public Works
❖ Mike MacKay	McConnell AFB
❖ Frank Parker	Sedgwick County RWD #3
❖ Susan Coin	Westar Energy
❖ Calvin Briggs	Aquila Networks



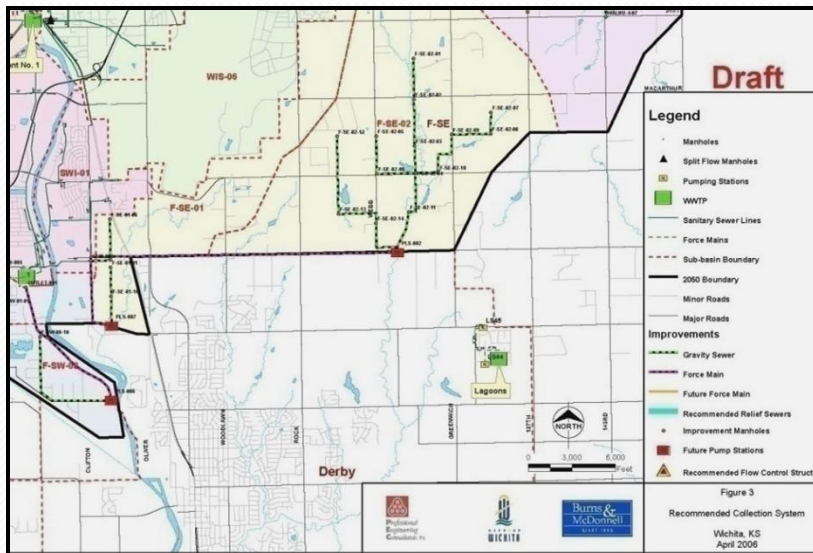
# Wichita Water Master Plan

## Future Proposed Water Improvements



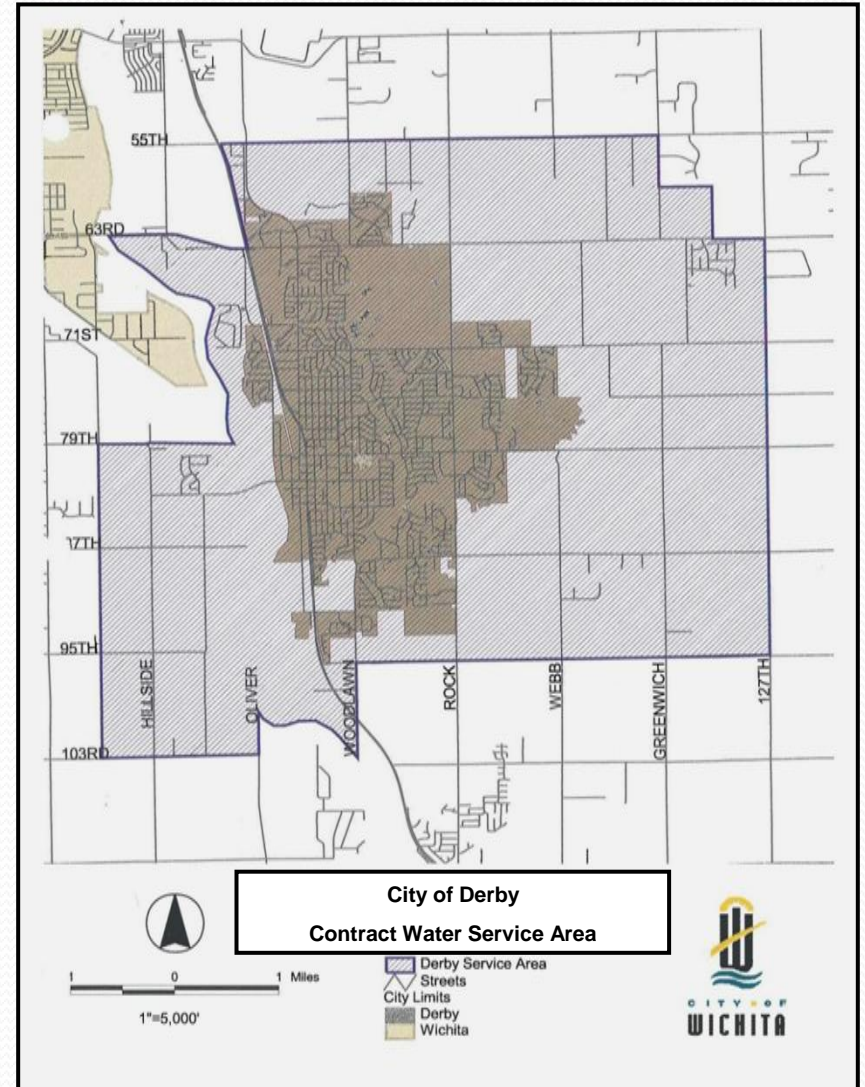
# Wichita Sanitary Sewer Master Plan

## Future Proposed Sewer Improvements



# City of Derby's

## Contract Water Service Area





# Water Service Agreement and Outcomes from Planning Process

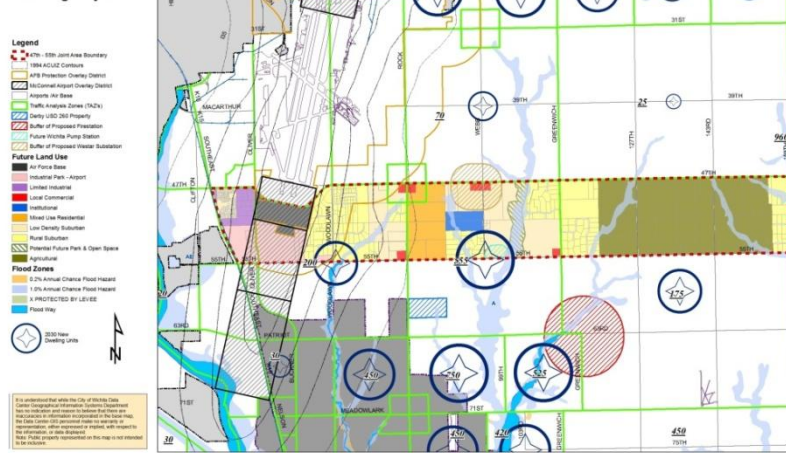
- ❖ The City of Wichita's water service area is north of 55th Street.
- ❖ Derby's water service area is south of 55th Street.
- ❖ The agreement will not be modified at this time.
- ❖ The Plan proposes that:

“Derby and Wichita should continue to work together by allowing some flexibility for situations/cases that arise, in which the water agreement boundaries may need to be modified for economic and efficiency purposes. These situations should be reviewed on a case-by-case basis.”

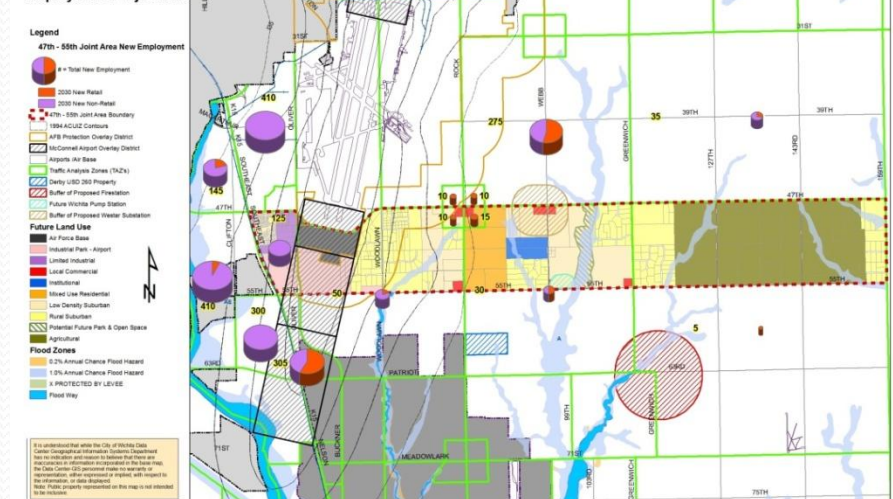
# Future Urban Growth Assumptions

- ❖ There has been a shift in development direction as a result of new sewer projects undertaken by Derby in the past couple of years.

45th-55th Street South Joint Area Plan - 2030 Housing Projections



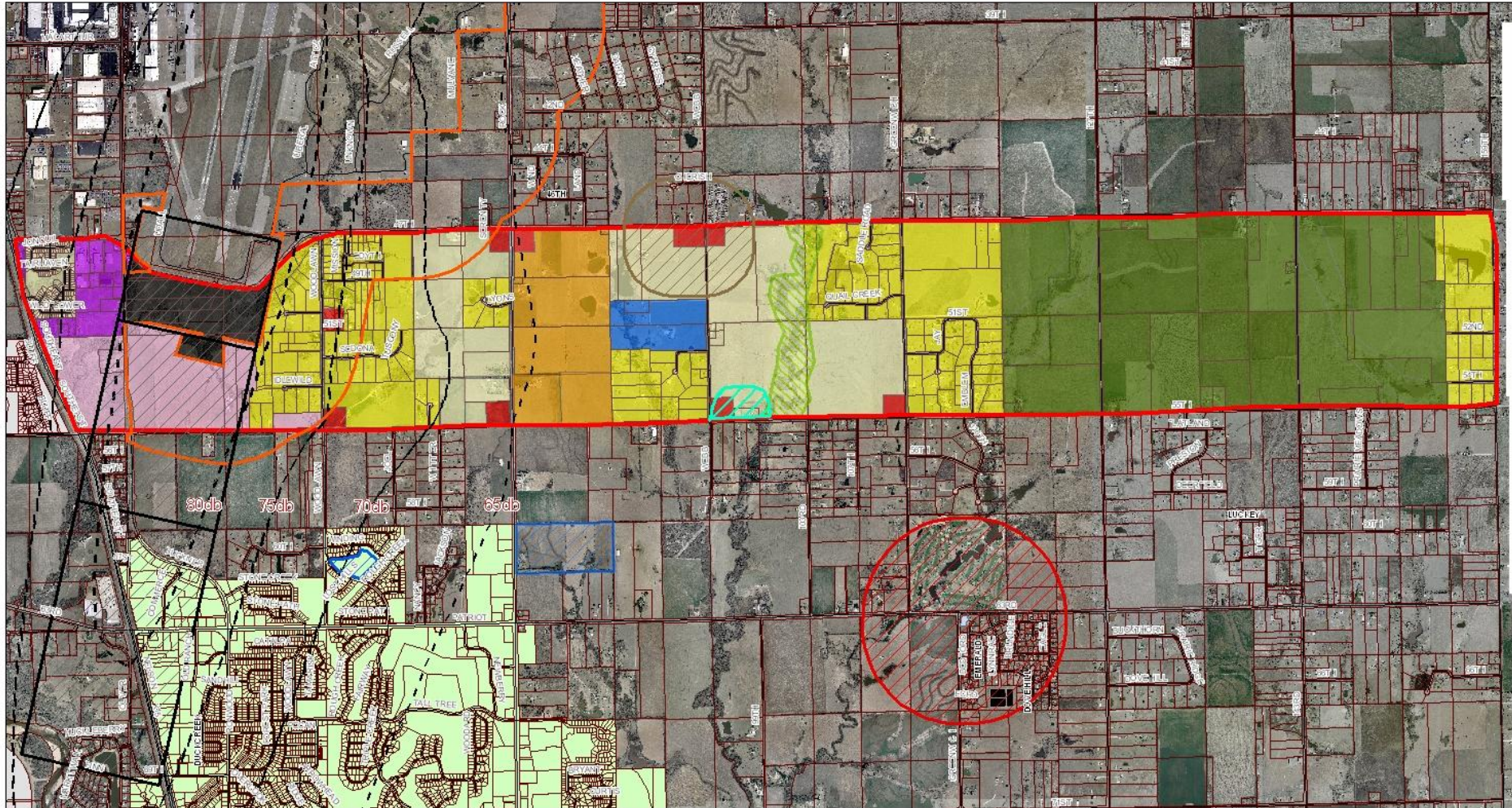
45th-55th Street South Joint Area Plan - 2030 Employment Projections



- ❖ Approximately 500 housing units are projected to be developed within the Plan Area by 2030
- ❖ Approximately 75 retail jobs and less than 200 non-retail jobs may be likely within the Plan Area by 2030.



# 47th-55th Street South Joint Area Plan Future Land Use Concept



- |   |   |  |   |
|---|---|--|---|
| <span style="border: 2px solid red; padding: 2px;"> </span> Plan Area   | <span style="background-color: black; color: black;"> </span> Air Force Base                        | <span style="background-color: orange; border: 1px solid black;"> </span> Mixed Use Residential                  | <span style="border: 1px dashed black; padding: 2px;"> </span> 1994 ACUIZ                                   |
| <span style="background-color: pink; border: 1px solid black;"> </span> Proposed S.C. Fire Station - General Vicinity | <span style="background-color: purple; border: 1px solid black;"> </span> Industrial Park - Airport | <span style="background-color: yellow; border: 1px solid black;"> </span> Low Density Suburban                   | <span style="background-color: orange; border: 1px solid black;"> </span> AFB Protection Overlay District   |
| <span style="background-color: lightblue; border: 1px solid black;"> </span> Proposed Westar Site - General Vicinity  | <span style="background-color: magenta; border: 1px solid black;"> </span> Limited Industrial       | <span style="background-color: yellow; border: 1px solid black;"> </span> Rural Suburban                         | <span style="background-color: black; border: 1px solid black;"> </span> McConnell Airport Overlay District |
| <span style="background-color: cyan; border: 1px solid black;"> </span> Future Wichita Sewer Pump Station             | <span style="background-color: red; border: 1px solid black;"> </span> Local Commercial             | <span style="background-color: lightgreen; border: 1px solid black;"> </span> Potential Future Park & Open Space | <span style="background-color: lightgreen; border: 1px solid black;"> </span> DERBY                         |
| <span style="background-color: blue; border: 1px solid black;"> </span> Derby USD 260 Future School Site              | <span style="background-color: blue; border: 1px solid black;"> </span> Institutional               | <span style="background-color: green; border: 1px solid black;"> </span> Agricultural                            | <span style="background-color: lightgrey; border: 1px solid black;"> </span> WICHITA                        |

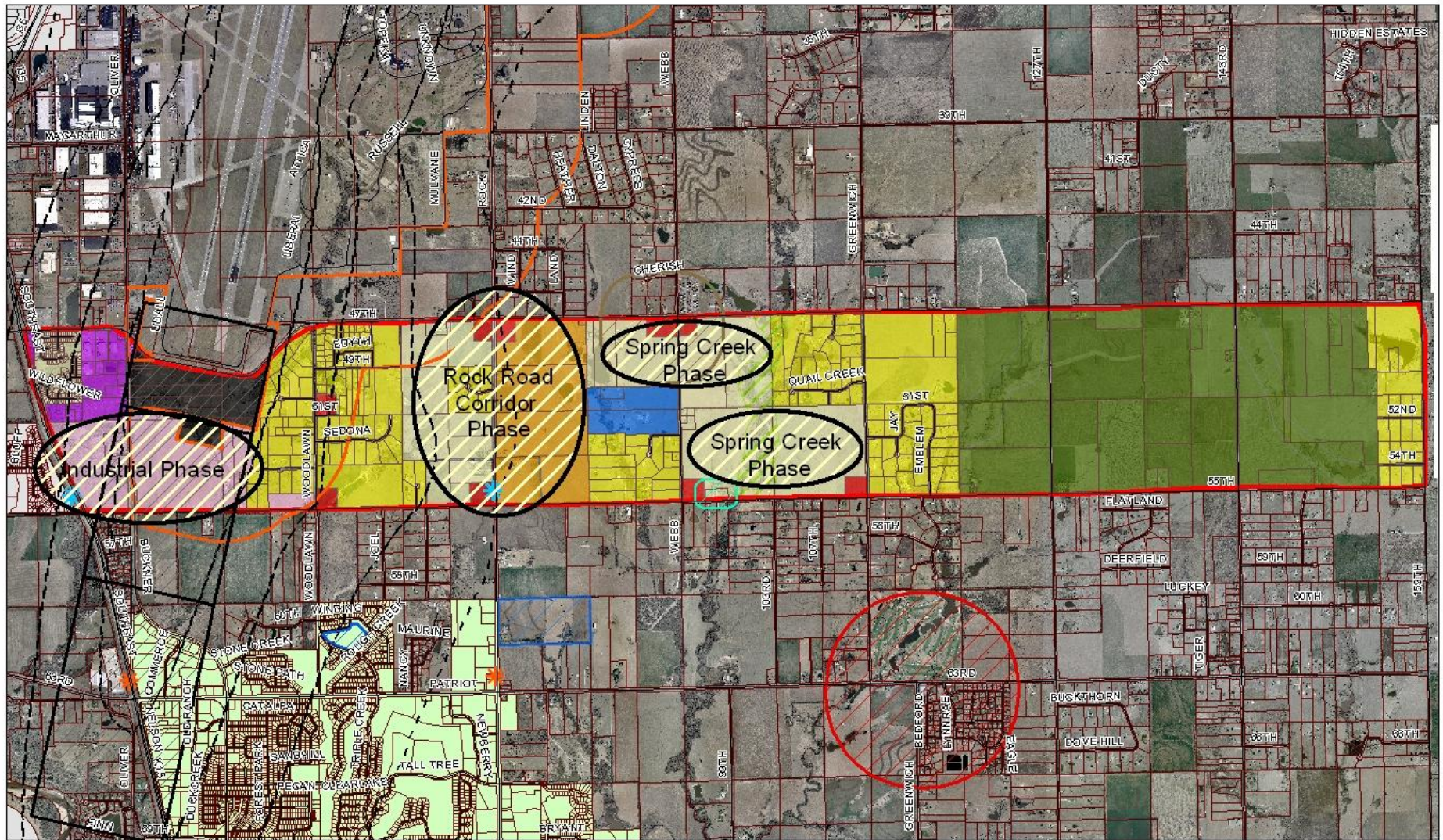


Software: ArcGIS  
Map Data Sources:  
City of Wichita  
Sedgewick County  
Prepared: 12/31/07

It is understood that while the City of Wichita Data Center Geographic Information Systems Department has no indication and reason to believe that there are inaccuracies in information incorporated in the base map, the Data Center GIS personnel make no warranty or express or implied, with respect to the information or data displayed.  
Note: Public property, represent this map is not intended to be accurate.



# 47th-55th Street South Joint Area Plan Future Land Use Concept - Phasing of Development



- |  |                           |                                    |                                    |                                     |
|--|---------------------------|------------------------------------|------------------------------------|-------------------------------------|
| Plan Area  | Air Force Base            | Mixed Use Residential              | 1994 ACUIZ                         | Derby's Proposed Gateway Location   |
| Proposed S.C. Fire Station - General Vicinity        | Industrial Park - Airport | Low Density Suburban               | AFB Protection Overlay District    | Wichita's Proposed Gateway Location |
| Proposed Westar Site - General Vicinity              | Limited Industrial        | Rural Suburban                     | McConnell Airport Overlay District |                                     |
| Future Wichita Sewer Pump Station - General Vicinity | Local Commercial          | Potential Future Park & Open Space | DERBY                              |                                     |
| Derby USD 260 Future School Site                     | Institutional             | Agricultural                       | WICHITA                            |                                     |

It is understood that while the City of Wichita's Geographic Information System (GIS) data have been provided and used in the preparation of this map, the City of Wichita does not warrant the accuracy or completeness of the information or data displayed on this map. The City of Wichita is not responsible for any errors or omissions in the information or data displayed on this map. The City of Wichita is not responsible for any errors or omissions in the information or data displayed on this map.

Software: ArcGIS  
Map Data Source: City of Wichita  
Geographic Data: City of Wichita  
Prepared: 12/12/07

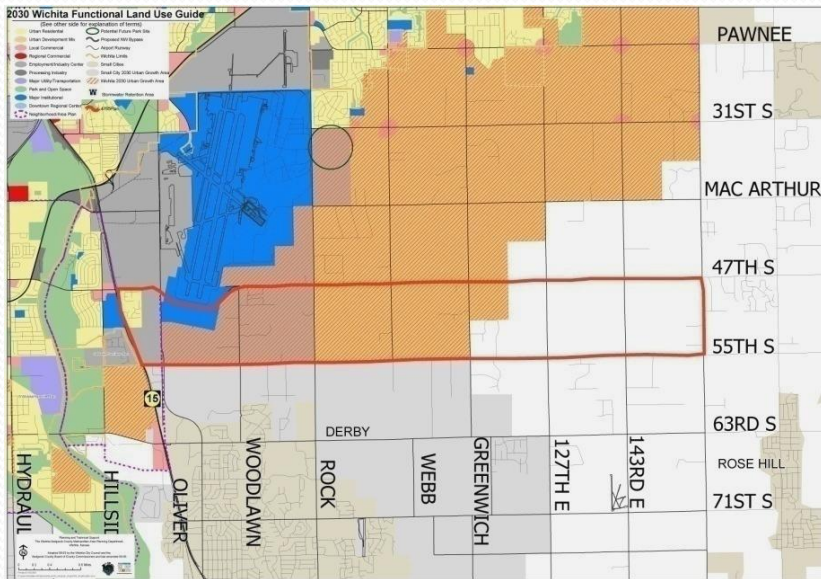




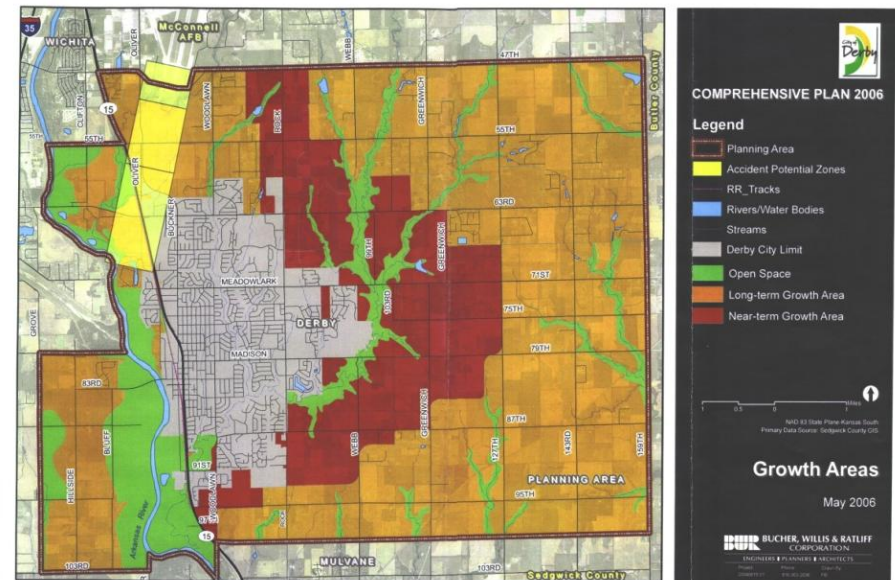


# Growth Areas

## Wichita's 2030 Growth Area



## Derby's 2030 Growth Area (2030 Growth Areas = Areas shown in red)



This Plan does not resolve future growth area/annexation issues. It is recommended that annexation continue to occur as the market demands.



# Tri-Jurisdictional Task Force

To provide Wichita, Derby and Sedgwick County the ability to continue to coordinate the future growth and servicing issues that may develop over time.

- Meeting once a year (*or more often as needed*)
- Consist of one person from each jurisdiction that is familiar with these issues.

# Approval Process

**March 20th** - Derby Planning  
Commission Public Hearing



**March 27th** - MAPC Public Hearing



**April 8th** - Derby City Council



**May** - Wichita City Council



**May** - Board of County Commissioners